RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,400.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC
My commission expires: 9/30/06

JANE E. ... NOTARY PUBLIC AT LARGE ... DAVIDSON COUNTY ... 9-30-2006

Davidson County DEEDWARR
Recvd: 12/13/04 13:11 2pgs
Fees:13.00 Taxes:397.38

20041213-0147858

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEGGY L. CHAVERS et vir 3836 Saunders Avenue Nashville, Tennessee 37216	Same as new owner	61-14-43

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND FOUR HUNDRED AND NO/100 ($107,400.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CALVIN BURNETT, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **PEGGY L. CHAVERS and husband, JOHN E. CHAVERS,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Maplewood Heights Subdivision, as of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Calvin Burnett and Joylene Burnett, by Warranty Deed from Omer M. Drollinger and Linda Mai Drollinger, of record in Instrument No. 20000918-0092262, Register's Office for Davidson County, Tennessee. The said Joylene Burnett having since died leaving Calvin Burnett as owner of fee simple title as surviving tenant by the entirety.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Plat Book 547, pages 77 and 78; of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 3836 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, ~~his~~ their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 20th day of September, 2004.

Calvin Burnett
CALVIN BURNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Calvin Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of September, 2004.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

SEP 30, 2004